

Adopted Minutes
Spanish Fork City Development Review Committee
January 27, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, Assistant City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks and Recreation Director; Joe Jarvis, Fire Marshall; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Scott Peterson, Dean Ingram, David Adams, Dave Scoville, Jared Warner, Angie Warner, Victor Hansen.

Chris Thompson called the meeting to order at 10:01 a.m.

January 13, 2016

Junior Baker **moved** to **approve** the minutes of January 13, 2016, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.

Jered Johnson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

River Point Re-approval

Applicant: David Adams

General Plan: Low Density Residential

Zoning: R-1-12

Location: 800 South 1100 West

Cory Pierce stated there were 6 items noted in the original conditions of approval of the preliminary plat that have not been done at this time. There are some other improvements that need to be done as well including adding some notation about fill and an island of the flood plain that was not shown on the plat.

Dave Anderson entered the meeting at 10:10 a.m.

Dean Ingram stated the whole site will be crushed and graded prior to development.

David Adams stated they are working on a map amendment with FEMA for lots that are affected by the 100 year flood plain.

Junior Baker stated that the City would like to review the map amendment results from FEMA.

47 There was discussion of lot A and lot B and making sure both lots are transferred as the
48 property changes owners. It was said that is a title company issue.
49
50 David Adams stated the connection trail to the river will be moved to the east to align with
51 where the current utilities.
52
53 The applicant will need to dedicate 40 feet to the City parallel to the river; currently on the plat
54 it indicates a 40 foot easement.
55
56 Dean Ingram stated phase one will start in the north east area of the plat.
57
58 Chris Thompson stated the riverbank stability study needs to be completed.
59
60 David Adams asked if the City will be responsible for the erosion control since it is with the
61 City property.
62
63 Cory Pierce stated that the developer is responsible for the improvements deemed necessary
64 by the riverbank stability study. The erosion study will not be needed until Final Plat.
65
66 John Little stated the name of Warner Circle needs to be changed, as there is already a street
67 circle named that.
68
69 Chris Thompson stated that will be taken care of at the time of the Final Plat approval.
70
71 Dave Anderson asked if the improvements along 900 South will be completed. The Plat
72 indicates that they will be completed.
73
74 David Adams stated it would be. He also stated everything will be excavated to the native soil.
75 The building envelope will be re-compacted for each lot.
76
77 Addressing of the streets will be addressed at the time of Final Plat.
78
79 Junior Baker asked if Joe Jarvis had a preference on if the streets had a name or a number
80 assigned.
81
82 Joe Jarvis stated having a number makes it easier to find but with GPS in the fire trucks, that
83 is not much of an issue anymore.
84
85 Junior Baker suggested a connector's agreement should be in place for the road to the
86 entrance of the subdivision at 900 South.
87
88 Dave Anderson **moved** to recommend re-approval to the Planning Commission of the River
89 Point Preliminary Plat based on the following conditions:
90

91 Conditions

1. That the applicant address the issues with flood plain and revise the flood plain map with FEMA and provide the results to the City for review;
2. That the applicant move the access trail to the river to align with the existing utilities one lot to the east;
3. That the applicant submit an updated plat to the City for review;
4. That the applicant meet any other original conditions of approval on the project;
5. That the Engineering Department approves of re-compaction material within the building envelope;
6. That the applicant spell out on the plat a uniform fence along the properties backing the river;
7. That with each Final Plat approval there will be language similar to what is recorded on the River Cove and Quail Hollow final plats regarding maintenance access to the river.

Junior Baker **seconded** and the motion **passed** all in favor.

Corey Pierce asked about the 40' foot dedication to the City and asked for clarification that the applicant is not required to build the maintenance road along the riverbank.

Chris Thompson confirmed stating the City will build the maintenance road along the riverbank.

ANNEXATION

Nelson Annexation

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 2550 East 7200 South

Dave Anderson stated the feasibility report has been completed and is very similar to the feasibility study that was completed for the Stillman Annexation. Sewer and power connectivity has been resolved with the Stillman Annexation. Dave Anderson stated he does not have a strong preference about zoning but the City could assign the zone designation at the time of annexation.

Junior Baker stated on this situation, he thinks the zone of R-1-12 should be approved at time of annexation.

Kelly Peterson stated utilities in that area will be transferred over tomorrow afternoon from SESD to Spanish Fork. The proposed annexation was part of the Stillman Annexation SESD buyout.

Cory Pierce stated that Mapleton had annexed to the east side of the railroad tracks and asked that the Plat be cleaned up to annex the railroad tracks up to 400 North so there is not a gap in the city boundaries.

138 Dave Anderson **moved** to recommend approval to Planning Commission and City Council of the
139 Nelson Annexation based on the following findings and recommend the property be zoned R-1-
140 12 upon annexation.

141
142 Findings
143 1. That the annexation is within the City's growth boundary;
144 2. That the annexation is within the annexation policy.

145
146 Conditions
147 1. That the property be zoned R-1-12.

148
149 Seth Perrins **seconded** and the motion **passed** all in favor.

150
151
152 TEXT CHANGE

153
154 **Title 15 Amendments**
155 Applicant: Spanish Fork City
156 General Plan: City Wide
157 Zoning: City Wide
158 Location: City Wide

159
160 Chris Thompson exited the meeting at 10:41 a.m.

161
162 Dave Anderson stated there has been language proposed to allow for greater density in the
163 Infill Overlay zone.

164
165 Dave Anderson **moved** to recommend approval to Planning Commission of the Title 15
166 Amendment regarding development of units by square feet.

167
168 Junior Baker **seconded** and the motion **passed** all in favor.

169
170 Seth Perrins asked if there is an issue with going away from the General Plan.

171
172 Dave Anderson stated that at this time it is appropriate.

173
174
175 **Title 15 Amendments**
176 Applicant: Spanish Fork City
177 General Plan: City Wide
178 Zoning: City Wide
179 Location: City Wide

180
181 Dave Anderson presented a new zone called the R-4 zone that would allow for higher density of
182 about 18 units to the acre.

183

184 Junior Baker stated if the area is a high density zone does there really need to have single
185 family homes defined within the zone.
186
187 Dave Anderson stated it is an inclusive provision that the City has taken in the past for all other
188 zones.
189
190 Junior Baker stated there was a work session with the Planning Commission and City Council
191 where the idea of creating a retirement zone was presented. He thinks the City should look at
192 adding the language to this current zone to allow for that use
193
194 Dave Anderson stated this zone designation is for townhomes and condos only.
195
196 Junior Baker stated then the single family homes should be removed from the language of the
197 zone.
198
199 Kelly Peterson asked if this is a zone would allow for a project similar to what Springville did on
200 the north end of the City.
201
202 Dave Anderson stated that is the intent.
203
204 Junior Baker stated that Section C., referencing cell towers, should be removed and moved to
205 a subject to conditions and stay in public facility zones.
206
207 Dave Anderson stated there needs to be more time to discuss the language.
208
209 Junior Baker stated the Commission should take a few months to review.
210
211 Dave Anderson stated that is not possible. Dave Anderson stated the title is a work in
212 progress
213
214 Dave Anderson **moved** to recommend approval to Planning Commission and recommend the
215 Commission do a complete review of the R-4 zone and direct staff to make changes prior to
216 being recommended to City Council.
217
218 Kelley Peterson **seconded** and the motion **passed** all in favor.
219
220

221 **Other Business**
222
223

224 Dave Anderson moved to adjourn the meeting at 10:54 a.m.
225
226

227 Adopted: February 17, 2016
228
229

Kimberly Brenneman
Community Development Division Secretary